



# CITY OF CHARLESTON

## TECHNICAL REVIEW COMMITTEE (TRC)

### Site Plans and Subdivisions

**RESULTS****5/28/2020**

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date via Zoom. The following applications were reviewed:

#### # 1 HAWTHORNE AT CLEMENTS FERRY ROAD

##### SITE PLAN

Project Classification: SITE PLAN

Address: 2800 CLEMENTS FERRY ROAD

Location: DANIEL ISLAND

TMS#: 2710002080, 081, 082, 147

Acres: 11.31

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 205

Zoning: GP

City Project ID #: TRC-SP2018-000100

Submittal Review #: 5TH REVIEW

Board Approval Required:

Owner: HAWTHORNE OF DANIEL ISLAND, LLC

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-166

Contact: PATTERSON FARMER

pfamer@seamonwhiteside.com

Misc notes: Construction plans for a multi-family development and associated improvements.

**RESULTS: Revise and send .pdf by email to TRC members with comments. Once resolved, submit plans to Zoning for stamping.**

#### # 2 BISHOP GADSDEN ASSISTED LIVING

##### SITE PLAN

Project Classification: SITE PLAN

Address: 1 BISHOP GADSDEN WAY

Location: JAMES ISLAND

TMS#: 3370000107

Acres: 97.69

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 23

Zoning: DR-4

City Project ID #: TRC-SP2019-000269

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: BISHOP GADSDEN EPISCOPAL

Applicant: HUSSEY GAY BELL

843-849-750

Contact: BRAD TAYLOR

btaylor@husseygaybell.com

Misc notes: Site plan for existing building renovation with associated stormwater BMPs and infrastructure.

**RESULTS: Revise and send .pdf by email to TRC members with comments. Once resolved, submit plans to Zoning for stamping.**

#### # 3 GROUNDS CONTROLHQ

##### SITE PLAN

Project Classification: SITE PLAN

Address: 139 SPORTSMAN ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 2710002065

Acres: .585

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans):

Zoning: GB

City Project ID #: TRC-SP2020-000340

Submittal Review #: PRE-APP

Board Approval Required:

Owner: 403 INVESTMENTS, LLC

Applicant: HOYT + BEREYI

828-989-267

Contact: ALEX HORNER

ahorner@hoytberneyi.com

Misc notes: New office building with new driveway access and associated parking and utilities.

**RESULTS: Revise and return to TRC.**

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#### # 4 MT. PLEASANT STREET HOP LOT

##### SITE PLAN

Project Classification: SITE PLAN  
Address: MOUNT PLEASANT STREET  
Location: PENINSULA  
TMS#: 4641400191  
Acres: 1.5  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: UP

City Project ID #: TRC-SP2019-000309

Submittal Review #: 1ST REVIEW  
Board Approval Required: BZA-SD

Owner: BCD-COG  
Applicant: CDM SMITH  
Contact: DAVID PARKER

843-972-454  
parkerd@cdmsmith.com

Misc notes: Construction plans for a new HOP lot and associated improvements.

**RESULTS: Revise and return to TRC.**

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#### # 5 55 POINSETT STREET

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 55 POINSETT STREET  
Location: PENINSULA  
TMS#: 4631203016  
Acres: .20  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 4  
Zoning: DR-2F

City Project ID #: TRC-SP2020-000330

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: 55 POINSETT STREET, LLC  
Applicant: EARTHSOURCE ENGINEERING  
Contact: ERIC LADSON

843-881-052  
ladsone@earthsourceeng.com

Misc notes: Residential (2) detached buildings w/ (2) units each - 4 units total

**RESULTS: Revise and return to TRC.**

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#### # 6 DELTA PHARMACY

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 41 CALHOUN STREET  
Location: PENINSULA  
TMS#: 4580102022  
Acres: 0.15  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2019-000293

Submittal Review #: 2ND REVIEW  
Board Approval Required: BAR

Owner: HIGHPHARM2, LLC  
Applicant: EARTHSOURCE ENGINEERING  
Contact: GILES BRANCH

843-881-052  
branchgn@earthsourceeng.com

Misc notes: Construction plans for a retail commercial building and associated improvements.

**RESULTS: Revise and return to TRC.**

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Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.